

## REAL ESTATE.

## BUSINESS IN THE FIELD.

There has not been the activity in real estate matters within the last week which dealers have been looking forward to with a good deal of hopefulness and even confidence. There are several general causes to account for this, while one or two special conditions may be mentioned why the desired increase in the amount of transactions has not been brought about. The stormy weather of the week was an obstacle in the way of house-buyers. The falling off in sales of residences, therefore, was nearly 25 per cent in the week's sales. Real estate dealers declare that mild and pleasant weather at this season invariably has a marked effect in bringing out a lively condition of transactions with house-hunters, who look for good investments at this time of year. Then again, real estate interests are proverbially timid, and so long as possible complications with European Powers continue to be a subject of discussion a damper is put upon real estate transactions.

Nevertheless, buyers, as well as sellers, are holding themselves in an unyielding attitude. Neither side is disposed to make concessions to the other. Then, again, owners of property are taking the ground that what is good enough for somebody else to buy as an investment is good enough for them to keep for the same purpose.

Transactions, however, have extended over nearly every part of the city. Of those on the North Side has received a fair percentage. When the decision of the Appellate Division of the Supreme Court shall be made upon the report of the special commission on the rapid transit question, it is expected that not only will real estate on the North Side be in a position to sell all around, but also property opposite, especially along upper Broadway and the Boulevard. The general expectation is that the Court will approve the finding of the commission, although the market has not as yet shown much improvement. The sales by brokers and individual owners made a total of \$3,265,000. It is difficult to get trace of a good many sales until the actual transfer is recorded, but here is a list of sales made up to date, published this Saturday as follows: "As soon as the sale of a piece of property is announced, especially for improvement, the owner or his representatives is at once pounced upon by contractors, plumbers, furnishers, etc., who are a great ray of those representing every sort of interest involving the situation. In consequence, so many private buyers object to purchase of sales that real estate dealers add them as much as possible in that direction."

Two sales last week attracted particular attention. One of these, that of the Osborne Apartment House, at Seventh-avenue and Fifty-third street, the interior of which is the customary 10 per cent rule was departed from, it being announced that only 5 per cent of the purchase money would have to be paid in. This was, however, only a small amount, and the real estate and investment value involved in no general departure from custom. The sale of a large part of the Fifty-fifth-st. front of the old St. Luke's Hospital property is reported with special interest in real estate circles. The operator of the hospital has been putting a large part of this entire property with the declared purpose of improving it by the erection of modern houses, it is now believed will be successful in bringing about a large profit for the members of the syndicate.

The table of conveyances for last week gives a total number of 262, of which 145 are nominal, while the number for the corresponding period in 1895 was 235, of which 125 were nominal. The number of

mortgages last week was 274, the amount involved being \$2,365,054, while in 1895 it total was 273, the amount involved being \$2,365,054.

GEO. R. READ, Auctioneer, WILL SELL AT AUCTION.

THURSDAY, March 26th, 1896,

At the Real-Estate Exchange and Auction Room, Limited, 39 to 65 Liberty Street, at 12 o'clock noon.

THE VALUABLE PROPERTY

No. 291 Broadway,

N. W. Cor. of Reade St.

Six-story and basement office building, marble front, size 33x100 ft. 1st & 2nd floors.

PEREMPTORY SALE

BY ORDER OF THE

TRADESMEN'S NATIONAL BANK

owing to the removal of the Bank to their new quarters in the Wool Exchange Bldg.

Seventy per cent. of the purchase money can remain on bond and mortgage at four per cent. interest if desired.

Maps and further particulars at the office of the Auctioneer, No. 9 Pine St., or No. 1 Madison Ave. Telephone 1,442 Cortlandt.

EXECUTOR'S SALE,

PETER F. MEYER, Auctioneer,

WILL SELL AT AUCTION ON

TUESDAY, March 24, 1896,

at 12 o'clock, at the New-York Real Estate Salesroom, 111 Broadway,

BY ORDER OF M. TAYLOR PYNE, EXECUTOR OF THE

ESTATE OF MOSES TAYLOR, DECEASED,

THE CHOICE AND ELEGANT PROPERTY

CONSISTING OF

Two 4-story brick buildings and 2 brick stables, with large plot of land, known as

No. 118 and 122 5th Ave.

AND

5 and 7 West 17th St., NORTHWEST CORNER

5th Ave. and 17th St.

For maps, terms, and further particulars, apply to M. Taylor Pyne, executor, 52 Wall St., or to Peter F. Meyer, auctioneer, 111 Broadway.

CITY PROPERTY TO LET

ASK 2001 EAST 72d ST.—Rear Harbor R. 7 acres; good house and garden; 1 variety of fruit; high outbuildings; large amount of land; 2nd floor; open plan; office at top.

HOTEL BERESFORD, 88 ST.—Suite of 4 rooms, bath and private hall to sub-rent.

EXAMINE 32 and 40 WEST 122d ST.—Choice 4-story high stow, 10 foot and extension, cabinet trimmed; rent \$1,500. STEVENS, Columbus-ave. and 103d-st.

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